



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
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DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 5, 2006

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**EAST LOS ANGELES CIVIC CENTER
RENOVATION PROJECT (STAGE 3)
AWARD CONSTRUCTION CONTRACT
SPECS. 6613; C.P. 77398
SUPERVISORIAL DISTRICT 1
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Find that Gonzales Construction is the apparent lowest responsible bidder and award a construction contract to Gonzales Construction in the amount of \$5,407,975 for the East Los Angeles Civic Center Renovation project (Stage 3) funded by First District Capital Project funds, First District Road funds, First District Proposition A Transit funds, Rivers and Mountains Conservancy Grant funds, Parking Improvement funds, First District Extraordinary Maintenance funds, and Enhanced Services for Unincorporated Areas funds, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.
2. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable Contract and bid documents, whether the contractor has satisfied the above conditions for Contract award; authorize

the Director to execute the Construction Contract in the form previously approved by County Counsel with Gonzales Construction; and establish the effective Contract date.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will allow Public Works to proceed with construction of the East Los Angeles Civic Center Renovation project (Stage 3).

On November 15, 2005, your Board adopted the plans and specifications and authorized advertising for construction bids for the project at an estimated construction cost of \$5,672,452. On December 20, 2005, six bids were received. Gonzales Construction with a total bid of \$5,743,340, including \$5,412,975 for the base bid and \$330,365 for the three bid alternates, is the apparent lowest responsible bidder. We are recommending that your Board award the Contract to Gonzales Construction for only the base bid, subject to the satisfactory and timely completion of a baseline construction schedule for the project and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor. The bid results are summarized in Enclosure B.

Stage 3 consists of a new pedestrian promenade with enhanced walkways and pedestrian lighting, a central plaza with an interactive water feature, entry monuments, picnic shelters, wayfinding signage, improved access roadways, landscaping, irrigation, security lighting improvements, a new bus transit plaza on Third Street, and road improvements to Third Street to accommodate the future construction of the eastside extension of the Gold Line Light Rail System. In addition, exterior site improvements will be added to the new County Hall, including public seating areas, landscaping, and security lighting.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Service Excellence and Fiscal Responsibility as the proposed improvements will enhance the delivery of public services to the residents of East Los Angeles and are an investment in public infrastructure.

Also, the renovation and development of the East Los Angeles Civic Center are integral components of the Strategic Plan for municipal services to unincorporated areas. One of the Plan's objectives, under Action Plan A, is the piloting of at least one Civic Center facility model in an unincorporated area of the County of Los Angeles. The Plan recommends East Los Angeles to be the pilot site. As a facility model, the

East Los Angeles Civic Center will assemble County municipal services in a one-stop setting with departments working collaboratively as a joint venture to increase the convenience and speed of services.

FISCAL IMPACT/FINANCING

The recommended Construction Contract with Gonzales Construction is for \$5,407,975, which was established by deducting the \$5,000 for preparation of the baseline construction schedule from the amount of their base bid of \$5,412,975. In addition, \$846,987 (approximately 16 percent of the Contract amount) has been allocated for change orders in the construction budget. The Construction Contract and change order contingency will be funded by Rivers and Mountains Conservancy Grant funds (\$500,000), First District Proposition A Transit funds (\$515,000), First District Extraordinary Maintenance funds (\$650,000), Enhanced Services for Unincorporated Areas funds (\$469,286), First District Road funds (\$150,000), Parking Improvement funds (\$1,518,000), and First District Capital Project funds (\$2,452,676).

The total project cost for the Civic Center renovation, including plans and specifications, land acquisition, demolition, plan check, construction, equipment/utility connection fees, consultant services, miscellaneous expenditures, and County services (including the new East Los Angeles Library), is currently estimated at \$30,412,000, which is consistent with the amount previously approved by your Board on August 16, 2005. The Project Schedule and Budget Summary are included in Enclosure A. The project budget includes a reduction of \$259,477 to award the Construction Contract based on the bid received and an increase of \$200,000 for additional change order contingency to mitigate unforeseen site conditions, \$10,000 for utility connection fees, \$35,000 in consultant services for material testing and deputy inspection services, \$7,500 for miscellaneous expenditures, and \$6,977 in County services for management during construction.

The project funding sources are:

Funding Sources	Current Project Funding
First District Capital Project Funds	\$22,804,000
First District Road Funds	\$ 1,130,714
Flood Control District Funds	\$ 400,000
First District Community Development Block Grants	\$ 2,425,000
First District Extraordinary Maintenance Funds	\$ 650,000
First District Prop A Transit Funds	\$ 515,000
Parking Improvements	\$ 1,518,000
Rivers and Mountains Conservancy	\$ 500,000
Enhanced Services for Unincorporated Areas	\$ 469,286
Total of Funding Sources	\$30,412,000

Operating Budget Impact

The estimated annual cost of \$62,000 for maintenance and operation of the lake is included in the Fiscal Year 2005-06 Flood Control District Budget.

The annual cost to maintain the balance of the East Los Angeles Civic Center, including facility, landscape and water feature maintenance, utilities, management and security, is currently estimated at \$400,000 and is included in the Fiscal Year 2005-06 Extraordinary Maintenance Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In an effort to expedite the work, conversion of the former library into the new County Hall (Stage 5) is currently being completed through the use of a Job Order Contract.

A standard Construction Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, Gonzales Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees and shall require each subcontractor to notify its employees about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Gonzales Construction is in compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

On July 25, 2000, your Board approved the Negative Declaration for renovating the Civic Center campus, park, and lake. On February 26, 2002, your Board approved the Negative Declaration for the acquisition and development of the Third Street parking lot. However, during the design phase, the project was revised. The revisions include a new bus transit stop along Third Street, approved under the February 26, 2002, Negative Declaration; a water feature within the central plaza; and exterior site improvements to the new County Hall. The water feature and exterior site improvements were approved as enhancements to recreation facilities in open space areas under the July 25, 2000, Negative Declaration. Additionally, due to escalating construction costs, the Third Street offsite parking lot, approved in the February 26, 2002, Negative Declaration, will not be constructed at this time. Deletion of this parking lot will not impact our ability to meet the parking requirements established by the Conditional Use Permit.

CONTRACTING PROCESS

On November 15, 2005, your Board adopted the plans and specifications for the project and authorized advertising for bids for the project at an estimated construction cost of \$5,672,452. On December 20, 2005, six bids were received for the project. Gonzales Construction with a total lump sum bid of \$5,743,340, including \$5,412,975 for the base bid and \$330,365 for the three bid alternates, was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

On November 15, 2005, your Board authorized Public Works to execute a Consultant Services Agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule for a not-to-exceed fee of \$5,000. As specified in the project specifications, the amount of the Construction Contract was established by deducting the \$5,000 from the amount of Gonzales Construction's base bid.

As requested by your Board on February 3, 1998, this Contract opportunity was listed on the Doing Business with Us website as shown in Enclosure C.

Gonzales Construction's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

The Honorable Board of Supervisors
January 5, 2006
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

The renovation of the campus is being implemented in stages in order to reduce disruption of the facilities and services provided at the Civic Center. Renovation of the central parking lot was completed in December 2005, more than two months ahead of schedule, and construction of the new County Hall (Stage 5) will be substantially completed by March 2006. Construction of the Stage 3 improvements is scheduled to begin in March 2006 and will also be phased to minimize disruption of County facilities. All existing facilities will remain in operation during construction.

CONCLUSION

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

DP:njc

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Enc. 3

cc: Office of Affirmative Action Compliance (Ozie Smith)
County Counsel
Department of Public Social Services (GAIN/GROW Program)

January 5, 2006

ENCLOSURE A

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 3)
AWARD CONSTRUCTION CONTRACT
SPECS. 6613; C.P. 77398**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Award Design Contract	02/21/01*	
Execute Design Contract	03/21/01*	
Stage 3 (Campus Improvements)		
Construction Award	01/17/06	
Construction Start	03/02/06	
Substantial Completion	06/04/07	
Final Acceptance	08/02/07	
Stage 5 (County Hall)		
Construction Award (JOC)	03/03/05*	
Construction Start	03/08/05*	
Substantial Completion	12/15/05	03/01/06
Final Acceptance	02/14/06	05/01/07

* Actual completion date

II. PROJECT BUDGET SUMMARY

Budget Category	Approved Project Budget	Impact of this Action	Proposed Project Budget
Land Acquisition	\$ 3,253,118	\$ 0	\$ 3,253,118
Demolition of Old Courthouse	\$ 264,445	\$ 0	\$ 264,445
Demolition of Miscellaneous Structures	\$ 156,144	\$ 0	\$ 156,144
Plans and Specifications:			
Original Contract Value	\$ 1,127,816	\$ 0	\$ 1,127,816
S.A. 1 - 14 Additional Services	907,383	\$ 0	907,383
Total - Architectural/Engineering Contract	\$ 2,035,199	\$ 0	\$ 2,035,199
Design Contingency	\$ 0	\$ 0	-
Total Plans and Specifications	\$ 2,035,199	\$ 0	\$ 2,035,199
Plan Check and Jurisdictional Review	\$ 51,657	\$ 0	\$ 51,657
Construction:			
Construction Contract Stage 1-SEA Facility	\$ 466,484	\$ 0	\$ 466,484
Construction Contract Stage 2-Park and Lake	3,114,251	\$ 0	3,114,251
Construction Contract Stage 3-Campus*	5,672,452	(\$259,477)	5,412,975
Construction Central Parking Lot (JOC)	500,000	\$ 0	500,000
Construction Contract Stage 5-County Hall	2,452,043	\$ 0	2,452,043
Change Orders	892,191	\$200,000	1,092,191
Utilities	75,726	\$ 10,000	85,726
Civic Art - Contingency	84,560	\$ 0	84,560
Artist Contract - Amescua	74,500	\$ 0	74,500
Artist Contract - Arreola	69,872	\$ 0	69,872
Artist Contract - Delgado	42,000	\$ 0	42,000
Artist Contract - Duffy	46,000	\$ 0	46,000
Civic Center Way	313,377	\$ 0	313,377
Civic Center Renovation Misc.	40,760	\$ 0	40,760
Total Construction	\$13,844,206	\$ 0	\$13,844,206
Equipment-VOIP	\$ 222,194	\$ 0	\$ 222,194
Consultant Services	\$ 320,091	\$ 35,000	\$ 355,092
Miscellaneous Expenditures	\$ 50,011	\$ 7,500	\$ 57,511
County Services	\$ 2,590,327	\$ 6,977	\$ 2,597,304
New East Los Angeles Library** (Stage 4)	\$ 7,624,608	\$ 0	\$ 7,624,608
TOTAL ***	\$30,412,000	\$ 0	\$30,412,000

* Not including construction costs for renovation of central parking lot that was completed separately using Job Order Contract and including \$5,000 Consultant Agreement for baseline construction schedule.

** The total budget for the new East Los Angeles Library is \$7,670,000, including \$45,392 for the Library artwork included as part of Supplemental Agreement 5.

*** This budget is for the entire East Los Angeles Civic Center Renovation project, including the new public library.

January 5, 2006

ENCLOSURE B

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 3)
AWARD CONSTRUCTION CONTRACT
SPECS. 6613; C.P. 77398**

BID SUMMARY

Description of Project:

Stage 3 consists of a new pedestrian promenade with enhanced walkways and pedestrian lighting, a central plaza with an interactive water feature, entry monuments, picnic shelters, wayfinding signage, improved access roadways, landscaping, irrigation, security lighting improvements, a new bus transit plaza on Third Street, and road improvements to Third Street to accommodate the future construction of the eastside extension of the Gold Line Light Rail System. In addition, exterior site improvements will be added to the new County Hall, including public seating areas, landscaping, and security lighting.

Bid Opening Date: December 20, 2005

Bid Summary:

As specified in the Contract documents, the lowest responsible bid was determined as the lowest total of the base bid plus the three additive bid alternates.

Contractor's Name	Base Bid	Alt. 1	Alt. 2	Alt. 3	Total Lump Sum Bid
Gonzales Construction	\$5,412,975	\$ 59,400	\$78,963	\$192,002	\$5,743,340
Environmental Construction, Inc.	\$5,998,000	\$ 69,600	\$15,300	\$ 62,600	\$6,145,500
Metro Builders and Engineers Group, Ltd.	\$6,923,240	\$ 88,000	\$23,000	\$ 41,500	\$7,075,740
Woodcliff Corporation	\$7,713,000	\$ 5,000	\$25,000	\$ 90,000	\$7,833,000
Shefir Construction, Inc.	\$8,653,000	\$105,000	\$63,000	\$ 91,000	\$8,912,000
Los Angeles Engineering, Inc.	\$8,840,000	\$ 500	\$17,400	\$ 59,950	\$8,917,850

Financial Information

Public Works' fair construction cost estimate is \$5,672,452 for the base bid, excluding the three additive bid alternates.

January 5, 2006

ENCLOSURE C

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (Stage 3)
AWARD CONSTRUCTION CONTRACT
SPECS. 6613; C.P. 77398**

Bid Solicitation

Bid Number : 06613

Bid Title : East Los Angeles Civic Center Renovation Project (Stage 3)

Bid Type : Construction

Department : Public Works

Commodity : BUILDING CONSTRUCTION SERVICE, NON-RESIDENTIAL (OFFICE BLDG., ETC.)

Open Date : 11/15/2005

Closing Date : 12/20/2005 10:45 AM

Notice of Intent to Award : [View Detail](#)

Bid Amount : \$5,672,472

Bid Download : Not Available

Bid Description : Work to be done under the Contract consists of furnishing all materials, all equipment, and performing the Work required by these Specifications and the Drawings hereinafter, described and necessary to complete the construction of the "East Los Angeles Civic Center Renovation Project Stage 3", Specifications 6613.

Stage 3 will include a new pedestrian promenade with enhanced walkways and pedestrian lighting, a central plaza with an interactive water feature, entry monuments, picnic shelters, way finding signage, improved access roadways, landscaping, irrigation, security lighting improvements, a new bus transit plaza on Third Street, and road improvements to Third Street to accommodate the future construction of the Eastside Extension of the Gold Line light rail system. In addition, exterior site improvements will be added to the new County Hall, including public seating areas, landscaping, and security lighting.

A pre-bid conference and site visitation will be held on November 30, 2005, at 10:00 a.m., at the job site to answer question concerning the project. Interested parties are requested to meet at the address listed above. Attendance is strongly encouraged.

Bids shall conform to Drawings and Project Manual open to inspection at the Architectural Engineering Division, 8th Floor, Department of Public Works, 900 South Fremont Avenue, Alhambra, CA 91803. Copies of Project Manual and Drawings of the work to be bid can be obtained at such office.

Each bid shall be submitted on the proper form, sealed and filed at the Cashier's Office on/or before 10:45 a.m. at the following address: 900 South Fremont Avenue, Mezzanine Floor, Alhambra, CA 91803. Bids will be publicly opened, examined and declared by the Department of Public Works at 11:00 a.m. on the above-mentioned date at 900 South Fremont Avenue, Fifth Floor, Conference Room B, Alhambra, CA 91803.

Bidders must comply with the provisions of the Bidding Requirements, Conditions of the Contract and the Project Manual concerning the bid guarantee, contract bonds and insurance requirements and to the requirements for appropriate license classifications of "A" or "B" issued by the Contractors' State License Board.

Notice to Bidders "A" was issued on August 16, 2005, which extended the Bid due date from August 23, 2005, to September 6, 2005, no later than 10:45 a.m. Notice to Bidders "B" was issued on September 1, 2005. These Notices provide clarification to the construction documents.

Contact Name : Ron Beal

Contact Phone# : (626) 458-2587

Contact Email : rbeal@ladpw.org

Last Changed On :